

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

The Willows Willow Road Hanham Bristol BS15 3PZ

A TOTALLY INDIVIDUAL four bedroom detached family home, having been COMPREHENSIVELY REFURBISHED in recent years, to now offer quality accommodation that simply MUST BE VIEWED,



REF: ASW5570

Guide Price £750,000

**Quality four bedroom detached * Three reception areas
18' double glazed conservatory * Stunning kitchen & bathroom
Double garage with additional parking for numerous vehicles
Large South West facing rear garden * Council tax band: E * EPC Rating: C**

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

www.stephenmaggs.co.uk email@stephenmaggs.co.uk

SITUATION:

Hanham is situated in East Bristol close to the eastern boundary of the City. It has a high street with various shops and facilities, Primary Schools and Hanham Woods Academy Senior School. Hanham is adjacent to Longwell Green which has a wide range of larger stores, a leisure centre, cinema and bowling complex, and affords easy access to the Ring Road. The Willows is situated close Hanham Common, with it's local shops. Regular bus services are very close by and Hanham Health Centre is only a short walk.

DESCRIPTION:

The Willows is a large, totally individual four bedroom detached family home that offers quality accommodation throughout. Enhanced by a good size South West facing rear garden, the property offers a double garage with additional off-street parking for numerous vehicles approached via an electrically operated gate. Only by viewing, can the property be fully appreciated.

HALLWAY:

Composite front door with satin glass panels to either side, double glazed window to the side with fitted vertical blind, double panelled radiator, dado rail, laminated timber flooring, oak and in-line glass staircase rising to first floor, understair storage cupboard, square opening through to:

RECEPTION HALLWAY: 17' 0" max x 8' 0" (5.18m x 2.44m)

Double glazed french doors overlooking and giving access onto the Conservatory, dado rail, continuation of laminated flooring, double panelled radiator, large walk in understair storage cupboard.

CLOAKROOM:

Opaque double glazed window with fitted vertical blind to the side, W.C with concealed cistern and fitted cupboards, vanity wash hand basin, half height tiling, designer radiator, recessed low voltage spotlights, extractor fan.

OFFICE/STUDY: 9' 4" x 8' 8" (2.84m x 2.64m)

Double glazed window to the front with fitted vertical blind, dado rail, double panelled radiator, fitted office furniture comprising of glass fitted wall units, base units with drawers, computer desk, laminated flooring.

LIVING ROOM: 16' 7" into bay x 13' 1" (5.05m x 3.98m)

Double glazed bay window to the side with fitted vertical blind, two double glazed windows to the rear (each with fitted vertical blind), recessed log effect electric focal point fire with decorative oak surround, double panelled radiator, television point, wiring for wall lights, decorative cornice and ceiling rose, square opening to:

DINING ROOM: 13' 5" x 11' 0" (4.09m x 3.35m)

Triple bi-fold doors with solar powered inbuilt venetian blinds overlooking and giving access onto the rear garden, laminated timber flooring, double panelled radiator, decorative cornice and ceiling rose.

KITCHEN/BREAKFAST ROOM: 16' 8" x 16' 7" maximum (5.08m x 5.05m)

An 'L' shaped kitchen/breakfast room having a double glazed window to the front with fitted vertical blind, opaque double glazed door and side window with fitted vertical blind overlooking and giving access onto the rear garden. The kitchen is fitted with an extensive range of 'True handleless' wall units with concealed LED work surface lighting, base fitted units including a central island with 'Silestone' quartz worktop surfaces, stainless steel 1.5 bowl built under sink with mixer tap, integrated full height freezer, separate fridge, dishwasher, twin built in ovens, glass ten zone induction hob with recycle hood over, tiled splashbacks, low voltage ceiling spotlights, tiled floor, door to:

UTILITY ROOM: 8' 3" x 5' 2" (2.51m x 1.57m)

Double glazed window to the front with fitted vertical blind, fitted wall and base units to match those in the kitchen, again with 'Silestone' quartz worktops, stainless steel built under sink with mixer tap, space and plumbing for automatic washing machine with additional space for tumble dryer, designer radiator, tiled splashback, fitted spotlight rail, Vaillant gas fired combination boiler supplying central heating and domestic hot water, tiled floor.

CONSERVATORY: 18' 2" x 12' 0" (5.53m x 3.65m)

A substantial double glazed conservatory having an atrium style roof with surrounding pelmet and low voltage spotlights, double glazed windows and French doors to the rear with fitted close fit blinds, two double panelled radiators, television point, laminated flooring, opaque glazed door giving access to the garage.

FIRST FLOOR LANDING:

Oak and in-line glass balustrade, access to loft space with retractable ladder and light, dado rail, doors to first floor accommodation.

BEDROOM ONE: 16' 8" into bay x 13' 1" (5.08m x 3.98m)

Double glazed bay window to the side with fitted vertical blinds, double glazed window to the rear with fitted vertical blind. Fitted with an extensive range of bedroom furniture comprising of wardrobes with inbuilt drawers, fitted bedside cabinets and headboard, double panelled radiator.

BEDROOM TWO: 17' 0" x 12' 1" (5.18m x 3.68m)

Two double glazed windows with fitted vertical blinds to the front, opaque double glazed window with fitted vertical blinds to the side. Fitted with an extensive range of bedroom furniture comprising of wardrobes with inbuilt drawers, separate fitted drawer units, with bedside cabinets and headboard to match, upright designer radiator.

BEDROOM THREE: 13' 6" x 11' 0" (4.11m x 3.35m)

Double glazed window to the rear with fitted vertical blind, range of fitted wardrobes with built in drawers, double panelled radiator.

BEDROOM FOUR: 10' 1" x 10' 0" (3.07m x 3.05m)

Double glazed window with fitted vertical blind to the front. Fitted bedroom furniture comprising of upright single wardrobe, drawer and cupboard units forming a dressing table, double panelled radiator, recessed low voltage spotlights.

BATHROOM: 9' 1" x 7' 11" (2.77m x 2.41m)

A larger than average bathroom having an opaque double glazed window to the side with fitted vertical blind. Fitted with a white suite comprising of panelled bath, range of fitted bathroom furniture with semi recessed wash hand basin, W.C with concealed cistern, separate shower cubicle with remotely controlled Mira shower, fully tiled walls, designer upright radiator and matching towel rail, fitted low voltage ceiling spotlights. extractor fan.

FRONT GARDEN:

The front garden is enclosed with brick walling with decorative galvanised metal railings with built in post box, remote control electrically operated gates with intercom system, laid to block paving providing off road parking for numerous vehicles, with a forward border having rainbow pebbles and palm tree, outside lighting, electrical vehicle charging point, gate giving access via a side walkway which has a water point, to the rear garden.

REAR GARDEN:

Immediately adjacent to the bi-fold doors and extending to the side of the house, is a good size area of patio which has outside lighting and electric remote controlled 'Weinor' sun canopy. There is a second good size area of patio immediately adjacent to the conservatory. The bulk of the garden is laid to lawn being fully enclosed with lapwood fencing, enjoying a south westerly aspect with several shrubs and trees including fruit and palm trees.

DOUBLE GARAGE: 18' 5" x 18' 0" (5.61m x 5.48m)

There is a double garage attached at the side having twin roll over doors (one of which is electrically operated), useful overhead storage, power and light connected, personal door which gives access to the conservatory.

ANTI-MONEY LAUNDERING:

All Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks, in order to comply with the regulations set out H.M.R.C for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Stephen Maggs Estate Agents use Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted and is payable directly to Coadjute. If your offer is accepted, we will not formally prepare sales letters until the AML checks have been completed.

N.B:

In accordance with the estate agency act, we hereby give notice that this freehold property is owned by an employee of Stephen Maggs Estate Agents.



Stephen Maggs

Residential Sales & Lettings

If you are interested in putting an offer in on this property, we will need the following information from you.

1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.
4. The offer that you would like to put forward.

This information will need to be emailed to nigel@stephenmaggs.co.uk or louise@stephenmaggs.co.uk before any offer is put forward.

Please note that if you need to sell a property (which is not yet under offer), we will put your offer forward. If our client is prepared to accept your offer in principle, the property will not be removed from the market until you have a buyer.

Anti-Money Laundering - all Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks, in order to comply with the regulations set out H.M.R.C for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Stephen Maggs Estate Agents use Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted and is payable directly to Coadjute.

If your offer is accepted, we will not formally prepare sales letters until the AML checks have been completed.



THE PROPERTY MISDESCRIPTIONS ACT 1991:

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy performance certificate (EPC)

1 Willow Road
Hanham
BRISTOL
BS15 3PZ

Energy rating

C

Valid until:

23 July 2035

Certificate
number:

8020-2031-0531-4003-0543

Property type

Detached house

Total floor area

166 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		